



MECKLENBURG COUNTY
Land Use and Environmental Services Agency
Code Enforcement

Fire/Water Restoration Project Procedure
6-28-2016 (updated 1-24-2017)

This procedure is limited to projects involving fire and/or water damage in **R-2 & R-3** Occupancy Classifications. There are three scenarios listed below. In all cases, if the ceiling finishes in the space are removed, then AC/DC interconnected smoke & CO detectors shall be installed per current code in those spaces if they are not already present. If the ceiling is not removed, battery operated smoke & CO detectors shall be installed per current code in those spaces. For further info on smoke & CO detectors, see the following link and look in Table of Contents under NC Bldg Code & NC Existing Bldg Code:

http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/2012_NCBuildin_gCode_amendments/2012-2016ApprovedCumulativeTest1Format.pdf

Any electrical system components that have been exposed to water require moisture testing to verify they are safe to remain. For projects with electrical repair costs over \$2,000 per unit, a MEG test will be required.

- I. **Total rebuild**: When the entire building is damaged to the extent that only the foundation remains and/or the ground floor system remains, then it will be handled like the construction of a new building requiring plan review and a structural analysis of the building elements that remain. The Design Professional will submit these projects through our OnSchedule plan submittal process. All new components of the building will be required to meet the current NC Building Code. If code requires sprinklers for the building, then the addition of sprinklers is required even if there were none before. Alteration from the pre-damaged conditions with regard to the layout & materials used is allowed.
- II. **Partial rebuild**: When a portion(s) of a building is damaged beyond what is defined as a Repair per the NC Existing Bldg Code or NC Rehab Code, the reconstruction will require plan review through our OnSchedule plan submittal process. The Designer or Design Professional may choose the current NC Existing Building Code or current NC Rehab Code for the reconstruction of the building. Repaired or replaced components of the building would be required to comply with the chosen code. The addition of sprinklers is not required if the original building was un-sprinkled. Alteration from the pre-damaged conditions with regard to the layout & materials used is allowed.
- III. **Repairs**: When the extent of damage and intent to restore is within the definition of Repair per the NC Existing Bldg Code or NC Rehab Code, the Contractor can submit for permits through our CTAC InScope review process. A **Repair** is defined as the

restoration to good or sound condition of a component(s) of an existing building. A Repair restores the damaged components to pre-damage conditions without any modification to layout or materials. Replaced components of the building (including trade work) are required to meet the current NC Existing Bldg Code or NC Rehab Code. If alterations from the pre-damaged conditions are desired, then submittal as a scenario I or II above will be required.

The CTAC InScope review process is an informal review of the scope of work for the repair and does not require full-plan review. The following required supplementary information shall be submitted to CTAC to define the scope of work and establish a baseline code analysis for the project prior to permit issuance:

- a. A complete permit application (preferably completed online through the Contractor's account, but paper application submittal is allowed).
- b. A **detailed** description of the scope of work, including any necessary demo and work in each trade (building, electrical, mechanical and plumbing); this description establishes the scope of the permit & the expectation of the Field Inspector as to what will be seen in the field. Incomplete & vague descriptions potentially lead to additional permits being required once the work starts.
 - Repairs shall be made in a manner that maintains the level of accessibility that is **existing**. Specifically describe any repairs involving accessible elements in the scope description and include any details showing required clearances, dimensions, & mounting heights.
- c. A modified Appendix B completed for the building in which the work is being performed. The modified Appendix B document can be found on our CTAC page at www.meckpermit.com.
- d. A floor plan of each affected unit or space identifying the area(s) being repaired; this can be hand drawn as long as the plan is clear & neat.
- e. A structural analysis of any structural components affected by the damage or the repair work; this document shall be sealed by an NC licensed Structural Engineer.
- f. A copy of the UL or GA assembly detail for each fire rated assembly affected by the repair. Additional info on rated assembly details can be found at:
 - UL – database.ul.com/cgi-bin/XYV/template/LISEXT/1FRAME/index.html
 - GA – www.gypsum.org
- g. A roof plan identifying the roof area(s) being repaired if part of the scope; this can be hand drawn as long as the plan is clear & neat.

NOTE: Once the permit is issued, copies of the above listed information must be available on the jobsite for the inspectors. At the final building inspection, a letter from the Structural Engineer verifying that the new structural components align with and do not adversely affect the existing construction shall be presented to the building inspector.

General Note: For any adjacent units that have no damage or repair work but their power was turned off, an Electrical Permit for each unit will be req'd to get power restored. After the final inspection is passed by the Elec Inspector, the Utility Company will automatically receive the notification they need to reconnect the power on the permitted unit.